

18636

96 MAY 23 P3:53

WARRANTY DEED

Vol. m96 Page 15068

MTC37815KR

CAROLINE H. HENDERSON,  
Grantor(s) hereby grant, bargain, sell and convey to:  
KURT MULLER, an unmarried man,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 3, Block 5 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$.59,900.00

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1041 HARBOR ISLES, KLAMATH FALLS, OR 97601

Dated this 21<sup>st</sup> day of May, 1996

Caroline H. Henderson  
CAROLINE H. HENDERSON

## NOTARY ACKNOWLEDGEMENT

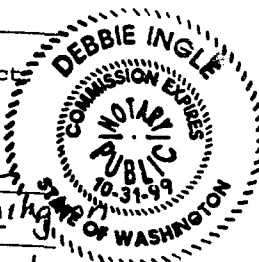
STATE OF OREGON Washington  
COUNTY OF KLAMATH King SS. MAY 21 19 96

Personally appeared the above named CAROLINE H. HENDERSON

and acknowledged the foregoing instrument to be her voluntary act

Before me:

Debbie Ingle

Notary Public for Washington  
OregonMy commission expires 10/31/99

(seal)

ESCROW NO. MT37815-KR

Return to:  
KURT MULLER  
1041 HARBOR ISLES  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

AmeriTitle

on this 23rd day of May A.D. 19 96  
at 3:53 o'clock PM and duly recorded  
in Vol. M96 of Deeds Page 15068

Bernetha G Letsch, County Clerk  
By Debbie Ingle

Fee. \$30.00

Deputy.